

EXHIBIT A

Parcel 1

Lots Three (3) and Four (4), Block B of Unit No. 2, of Lakeview Shores Subdivision in Lee County, Alabama, a plat of same being of record in the office of the Judge of Probate of Lee County, Alabama, in Town Plat Book 4, at Page 44, together with easements in, to, on and over all roads and community beaches and parks on the Lakeview Shores Development and designated on the aforesaid plat, which said privileges shall be in common with other property owners of Lakeview Shores, and as shown upon that survey by Zack Sprayberry dated November 2, 2004, described as follows:

COMMENCE at an iron pin set at the Southwest corner of Lot 28, Block 2 of Unit No. 1 at the intersection of Lee Road 843 aka Lakeshore Drive and Lee Road 346 aka Beach Drive and run North 00 degrees 54 minutes West a distance of 100 feet to an iron pin; thence run North 88 degrees 45 minutes East a distance of 150.0 feet to an iron pin and the POINT OF BEGINNING. From said Point of Beginning, thence run North 00 degrees 54 minutes West a distance of 44.8 feet to an iron pin; thence run North 01 degrees 06 minutes West a distance of 44.7 feet to an iron pin on the Southerly right of way of Lee Road 800 aka Poplar Drive; thence run North 88 degrees 58 minutes East a distance of 49.9 feet to an iron pin; thence run North 89 degrees 01 minutes East a distance of 50.0 feet to an iron pin; thence run South 01 degrees 01 minutes East a distance of 89.1 feet to an iron pin; thence run South 88 degrees 59 minutes West a distance of 49.9 feet to an iron pin; thence run South 88 degrees 34 minutes West a distance of 50.0 feet to an iron pin and the Point of Beginning.

SUBJECT to the restrictions and conditions as to use of said property which are of record in Deed Book 400, at Page 29, in the Office of the Judge of Probate of Lee County, Alabama.

SUBJECT TO a perpetual non-exclusive easement for ingress and egress over part of Lot No. 3, Block B of Unit Two, Lakeview Shores Subdivision in Lee County, Alabama, a plat of same being of record in the Office of the Judge of Probate of Lee County, Alabama, in Plat Book 4, Page 44, and being more particularly described as follows: Beginning at the southwest corner of said Lot 3, run thence in an easterly direction along the South lot line a distance of 50 feet to the southeast corner of said Lot 3; thence run in a northerly direction along the East lot line a distance of 40 feet to a point; thence run in a westerly direction parallel to the South lot line a distance of 50 feet to a point on the West lot line; thence run in a southerly direction along the West lot line a distance of 40 feet to the point of beginning.

Deed Reference Book 2309 Page 583

Parcel 2

Lot Two (2), Block B of Unit No. 2, of Lakeview Shores Subdivision in Lee County, Alabama, a plat of same being of record in the Office of the Judge of Probate of Lee County, Alabama, in Town Plat Book 4, at Page 44, together with easements in, to, on and over all roads and community beaches, and parks on the Lakeview Shores Development and designated on the

aforesaid plat, which said privileges shall be in common with other property owners of Lakeview Shores

SUBJECT to the restrictions and conditions as to use of said property which are of record in Deed Book 400, at Page 29, and as listed in deed of record in Deed Book 403, at Page 135, all in the Office of the Judge of Probate of Lee County, Alabama.

Deed Reference: Book 2309 Page 579

Parcel 3

Lot Twenty-Five (25), Block 2 of Unit No. 1, of Lakeview Shores Subdivision, in Lee County, Alabama, a plat of same being of record in the Office of the Judge of Probate of Lee County, Alabama, in Town Plat Book 4, at Page 41, together with easements in, to, on and over all roads and community beaches and parks on the Lakeview Shores Development and designated on the aforesaid plat, which said privileges shall be in common with other property owners of Lakeview Shores.

SUBJECT to the restrictions and conditions as to use of said property which are of record in Deed Book 399, at Page 256, in the Office of the Judge of Probate of Lee County, Alabama.

SUBJECT to a perpetual nonexclusive easement for ingress and egress over part of Lot No. 25, Block 2 of unit One, Lakeview Shores Subdivision in Lee County, Alabama, a plat of same being of record in the Office of the Judge of Probate of Lee County, Alabama, in Plat Book 4, Page 41, and being more particularly described as follows: Beginning at the northwest corner of said Lot 25, run thence in a southerly direction along the west lot line a distance of 100 feet to the southwest corner of said Lot 25 located on the northerly right-of-way of Lee Road 346; thence run in an easterly direction along said right-of-way a distance of 20 feet to a point; thence run in a northerly direction parallel to the West lot line of Lot 25 a distance of 100 feet to a point on the North lot line of said Lot 25; thence run in a westerly direction along said North lot line a distance of 20 feet to the point of beginning.

Deed Reference: Book 2309 Page 579

2504 435
Recorded in the Above
DEEDS Book & Page
02-01-2017 09:34:56 AM
Bill English - Probate Judge
Lee County, AL
Book/Pag 2504/435
Tera/Cashier: 8CAN2 / HT
Tran: 17835.256744.342909
Recorded: 02-01-2017 09:35:15
NTX NO TAX COLLECTED
REC Recording Fee
Total Fees: \$ 12.00

1.00
11.00

GRANTEE'S ADDRESS:

Dennis L. Kendrick
Southern States Bank
5604 Whittlesay Blvd.
Columbus, GA 31909

THIS INSTRUMENT PREPARED BY:

Travis C. Hargrove
The Finlay Firm, P.C.
200 13th Street
Columbus, GA 31901

Sales Price: \$126,675.00

STATE OF ALABAMA)
COUNTY OF LEE)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit, the 13th day of June, 2008, STEPHEN F. WATSON, an unmarried man, now deceased, executed a mortgage with COLUMBUS COMMUNITY BANK which subsequently merged into SOUTHERN STATES BANK ("Lender") to secure certain indebtedness, which said mortgage is recorded in Mortgage Book 3576, Page 580 in the Office of the Probate Judge of Lee County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property in front of the main entrance of the Courthouse at Lee County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and the said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Lender did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Opelika-Auburn News, a newspaper published in Lee County, Alabama, in its issues of December 16, 2016, December 23, 2016 and December 30, 2016; and,

WHEREAS, on January 13, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Lender as Mortgagee, did offer for sale and sell at public outcry in front of the front door of the Courthouse in Lee County, Alabama, the property described herein; and,

WHEREAS, Travis C. Hargrove was the Auctioneer who conducted the said sale for the said Lender; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Lender, in the amount of One Hundred Twenty Six Thousand Six Hundred Seventy Five Dollars and 00/100 Dollars (\$126,675.00), which sum of money offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Lender;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Twenty Six Thousand Six Hundred Seventy Five Dollars and 00/100 Dollars (\$126,675.00), on the indebtedness secured by said mortgage, the said Mortgagee by and through Travis C. Hargrove as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Lender the following described property situated in Lee County, Alabama (the "Property"), to-wit:

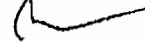
LOT 2, BLOCK "B", UNIT NO. 2, LAKEVIEW SHORES SUBDIVISION, lying in Section 33, Township 20 North, Range 29 East, Lee County, Alabama, as shown upon a map or plat of said subdivision recorded in Plat Book 4, Page 44, in the Office of the Judge of Probate of Lee County, Alabama, which plat is incorporated herein and made a part hereof by this specific reference. Together with easements in, to, on and over all roads and community beaches and parks on the Lakeview Shores Development and designated on the aforesaid plat, which said privileges shall be in common with other property owners of Lakeview Shores.

Subject to all valid and enforceable easements and restrictions of record, including but not limited to the restrictions and conditions as to use of said property as recorded in Deed Book 400, Page 29 and listed in that certain deed recorded in Deed Book 43, Page 135, in the Office of the Judge of Probate of Lee County, Alabama.

TO HAVE AND TO HOLD the above described property unto successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Lender has caused this instrument to be executed by and through Travis C. Hargrove as Auctioneer conducting said sale, and Travis C. Hargrove as attorney in fact, and as Auctioneer conducting said sale has hereto set his hand and seal on this the 27 day of January 2017.

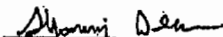
SOUTHERN STATES BANK


Travis C. Hargrove,
as Auctioneer and Attorney in fact.

STATE OF GEORGIA)
COUNTY OF MUSCOGEE)

I, Shamir Delarosa, A Notary Public in and for said County, in said State, hereby certify that Travis C. Hargrove whose name as Auctioneer and Attorney in Fact for SOUTHERN STATES BANK is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and Attorney in fact with full authority, executed the same voluntarily on the same day the same bears date.

In Witness Whereof, I have hereunto set my hand and seal on this the 25 day of January 2017.


NOTARY PUBLIC

